

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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November 11, 2014

RECEIVED

NOV 13 2014

City of Ingleside

Jim Gray, City Manager
City of Ingleside
P.O. Drawer 400
Ingleside, Texas 78362

**RE: Offer to purchase tax sale property
Suit No. S-04-1242-TX; City of Ingleside and San Patricio County vs. W.T.
Armstrong, et al
ACCT. NO. 44041; Lot 13, Block 2, Frank Phelps Garden Tracts
Subdivision, San Patricio County, Texas, as described in Volume 192, Page
292, Deed Records of San Patricio County, Texas.**

Dear Mr. Gray:

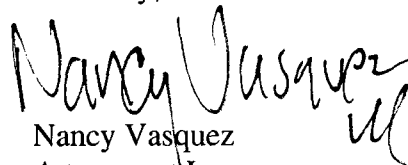
An offer has been made by Next Lots Now, LLC, PO Box 870, Lancaster, TX 75146 in the amount of \$5,000.00 for the purchase of a tax sale property owned in trust by the San Patricio County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each taxing entity would receive if the offer is accepted is attached, as is a copy of Next Lots Now, LLC's written offer. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of the city is required under Property Tax Code Section §34.05.

Please place this as an action item on the agenda of the City Council meeting to be held on Tuesday, November 18, 2014. A suggested wording of this item is as follows: "Consideration and approval of offer to purchase tax sale property."

Should you have any questions, please do not hesitate to call me.

Sincerely,


Nancy Vasquez
Attorney at Law

NV/djm

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Dalia Sanchez
Tax Assessor-Collector
San Patricio County
P.O. Box 280
Sinton, Texas 78387

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
500 NORTH SHORELINE BLVD., SUITE 1111
CORPUS CHRISTI, TEXAS 78401(361) 888-6898
FAX (361) 888-4405Tax Resale Property Offer Form

The property is being sold for taxes, and all sales are made subject to a right to redeem within the time and manner provided by law. Purchasers do have a legal right to possession of the property during the redemption period. Successful Purchasers will receive a Tax Resale Deed, which is without warranty. It is the bidder's responsibility to do their own title examination and satisfy themselves as to the condition of the title before submitting an offer. It is also the bidder's responsibility to satisfy themselves concerning the location and condition of the property on the ground before submitting an offer.

All offers must be submitted on this form, to the law office of Linebarger Goggan Blair & Sampson, LLP at 500 North Shoreline Blvd., Suite 1111, Corpus Christi, Texas 78401. All offers will be subject to approval by the taxing entities that have an interest in the subject property. The bidders should be prepared to wait at least 90 days for approval. Upon approval, the successful bidder is required to pay the entire amount of the offer within 10 days to the Linebarger firm at the address shown above. If more than one offer is received for a particular property, the law firm may schedule a second auction among those parties who have submitted written offers.

The Law Firm or the Taxing Entities will not supply or pay for any closing costs, including, but not limited to:
Owner Financing, Title Policy, Abstract of Title, Survey, Appraisal, Termite Certificate

I understand that the property is being sold in "as is" condition without Warranty. I further understand that I may be subject to penalty provisions of applicable Texas Law for failure to submit payment in accordance with the amount of bid.

Subject to the terms and conditions stated herein, I submit the following offer on the property described below:

Amount of Offer: 5000.00
Suit Number: S-04-1242 TX. Line #: _____
Tax Account No.: 44041
Legal Description: LOT 13 BLK 2
FRANK PHILIPS GARDEN
Submitted by: NEXTLOSS NOW LLC.
Address: P.O. 890
LANCASTER, TX. 75146
Telephone Number(s): 214-686-6806
Signature: [Signature]
Date Submitted: 8-27-14

(Please print all information clearly)

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. S-04-1242-TX; City of Ingleside and San Patricio County vs. W.T. Armstrong, et al

Legal Description: ACCT. NO. 44041; Lot 13, Block 2, Frank Phelps Garden Tracts Subdivision, San Patricio County, Texas, as described in Volume 192, Page 292, Deed Records of San Patricio County, Texas.

Bidder: Next Lots Now, LLC, PO Box 870, Lancaster, TX 75146

Date of Sale:	February 4, 2014
Amount Due All Entities:	\$10,981.30
Amount of Bid:	\$5,000.00
Cost of Sale:	\$857.00
Current Value:	\$7,421.00
% of Total Due:	42.24 %
% of Current Value:	67.38 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
City of Ingleside	\$3,039.26	\$1,146.65
San Patricio County	\$2,508.05	\$946.23
Ingleside ISD	\$5,433.99	\$2,050.12

Property located on FM 1069, Ingleside, San Patricio County, Texas

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on February 4, 2014, the property described below was struck-off to the San Patricio County, Trustee, pursuant to a delinquent tax foreclosure decree of the 36th Judicial District Court, San Patricio County, Texas, and

WHEREAS, the sum of \$5,000.00 has been tendered by Next Lots Now, LLC, PO Box 870, Lancaster, TX 75146, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ingleside that its Mayor, Pete Perkins, be and he is hereby authorized to execute a tax resale deed on behalf of the city conveying to Next Lots Now, LLC all of the right, title, and interest of the city, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in San Patricio County, Texas

ACCT. NO. 44041; Lot 13, Block 2, Frank Phelps Garden Tracts Subdivision, San Patricio County, Texas, as described in Volume 192, Page 292, Deed Records of San Patricio County, Texas.

PASSED AND APPROVED this _____ day of _____, 2014.

Pete Perkins, Mayor

ATTEST:

City Secretary

**LOT 13, BLOCK 2,
FRANK PHELPS GARDEN TRACTS
FORMERLY OWNED BY W.T. ARMSTRONG**

LIEN FILE NO. 640740	09/17/2014	BALANCE	LIEN FILE NO. 642048	10/30/2014	BALANCE
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Beginning Balance	\$ 200.00	
		\$ 200.00
10% - 2/17/2015	\$ 8.30	\$ 208.30
		\$ 208.30

Beginning Balance	\$ 200.00	
		\$ 200.00
10% - 2/30/2015	\$ 6.64	\$ 206.64
		\$ 206.64

LIEN FILE NO.		BALANCE
642048		\$ 206.64
640740		\$ 208.30
624738		\$ 166.38
619403		\$ 182.44
612303		\$ 144.40
610482		\$ 147.88
607277		\$ 210.60
604314		\$ 217.57
604294		\$ 217.57
596198		\$ 286.52
587901		\$ 310.02
584946		\$ 320.34
582378		\$ 328.08
		\$ 2,946.74



FM 1069

Elizabeth St

Port Ave

Sherry Ave

C-2 Zoning

C-2 Zoning

C-2 Zoning

M - Zoning

Subject Property

Legend

- Parcels
- City Limits
- "R-1" RESIDENTIAL
- "R-2" TWO FAMILY RESIDENTIAL
- "R-3" THREE & FOUR FAMILY RESIDENTIAL
- "T1-A" TRAVEL TRAILER / RECREATIONAL PARK
- "T1-C" MANUFACTURED HOMES
- "M" MULTI-FAMILY RESIDENTIAL
- "C-1" LOCAL COMMERCIAL
- "C-2" GENERAL COMMERCIAL
- "L-1" LIGHT INDUSTRIAL
- "I" INDUSTRIAL
- "P" PROFESSIONAL
- INDUSTRIAL DISTRICT

